William R. Travers Takes Profit on a Big Fifth Avenue Corner Plot-D. Willis James Disposes of a Holding in West Street-Bronx Block Fronts Sold.

Yesterday's activity in vacant land, while containing few transactions of notable size, was very extensive, owing to increasing support from professional builders. Big holdings acquired by loan operators in the last fortnight are being sold off rapidly for immediate improvement. The number of deals is consequently increasing, although the amount of property sold each day shows a decline in comparison with the recent daily average.

About 140 lots changed hands vesterday. of which one-half were in Manhattan and the rest in The Bronx. Builders were active purchasers along both branches of the subway, except in the Dyckman tract. The trading there continues to be confined to the building loan element and non-professional operators. The bulk of the improvements foreshadowed in the dealing elsewhere seems to be five story two family flats.

Private Sales.

ST. NICHOLAS AVENUE.—W. J. Huston & Son bave sold for Sidney M. Weatherly No. 734 St. Nicholas avenue, a three story dwelling, on lot 18x71. 169TH STREET.—The Hudson Realty Com-pany has purchased the five story and base-ment flat at No. 887 East 169th street, on 167 278,102, facing McKinley Square, 25 feet west of Clinton avenue.

C& NNON STREET.—Abraham Nussbaum has sold for Philip Heipershausen & Bros. to Solomon Dannenberg the three story and basement brick house No. 91 Cannon street,

DOVER STREET.—John N. Golding has sold for Charles B. Samuels to Mrs. Mary Healy No. 10 Dover street, a four story building, on lot 20.22404.

on lot 20,2x40.4.

TINTON AVENUE.—The Union Avenue Realty and Construction Company has bought from Charles Smith a plot 121x100.5, on Tinton avenue, near 112th street.

178TH STREET.—The Atlantic Realty Company has sold to Hogenauer & Wesslau the plot, 50x100, at the northeast corner of 18th street and Wales avenue.

POST AVENUE.—Slawson & Hobbs have sold for Henry C. Raynor and Max Just the plot 100.10x100 at the northeast corner of Post avenue and Emerson street.

PLEASANT AVENUE.—G. Brettell & Son have sold for John Montross to Louis Lese the three story stone dwelling, No. 423

Pleasant avenue.

162D STREET.—Banta & Co. have sold for Mrs. M. McKeon to Mrs. J. Dougherty the three story frame dwelling No. 977 East 163d street.

FIFTH AVENUE.—William R. Travers has sold the plot, 100.11x150 at the north corner of Fifth avenue and 103d street.

150TH STREET.—Elias Gussaroff has resold the plot, 100x100, on the north side of 150th street, 100 feet west of Amsterdam avenue, for improvements.

135TH STREET.—Lowenfeld & Prager have sold to the Godspeed Realty and Construc-tion Company the plot, 100x100, on the south side of 136th street, 275 feet west

of Fifth avenue.

EIGHTH AVENUE.—Herskovits & Roth have sold to Lowenfeld & Prager the block front on the east side of Eighth avenue, between 152d and 153d streets, a plot 199.11x100.

158TH STREET.—The State Realty and Mortgage Company has sold the plot, 125x99.11, on the south side of 158th street, 125 feet west of Amsterdam avenue, to Moses Crystal, who will erect three five story flats.

140TH STREET.—Slawson & Hobbs have sold for Louis A. Jaffer and Joseph A. Goldfield to Ubefelder & Weinberg the plot, 125x99.11, on the north side of 140th street, 200 feet west of Lenox avenue. HAWTHORNE STREET.—Slawson & Hobbs have sold for Andrew J. Connick the north-east corner of Hawthorne street and Ver-milyea avenue, a plot 100x100. WADSWORTH AVENUE.—Slawson & Hobbs have sold for the Atlantic Realty Company to Hogenauer & Wesslau the plot, 50x100, at the northeast corner of Wadsworth avenue and 178th street.

avenue and 178th street.

115TH STREET.—Samuel Williams has bought for occupancy from Louis Phelps No. 211 East 115th street, a three story dwelling, on lot 18x100.11.

BROADWAY.—John H. Berry has sold for J. Allen Townsend a plot of twenty lots fronting on Broadway and Vermilyea avenue, between Dyckman and Academy streets.

AMSTERDAM AVENUE.—Max Marx and Thomas Alexander have sold the north-west corner of Amsterdam avenue and 175th street, a plot of two and one-half

lots.

139TH STREET.—Joseph Rosenthal has sold to B. Levy & Son a plot, 125x99.11, on the south side of 139th street, between Fifth and Lenox avenues.

WASHINGTON STREET.—Parrish, Fisher, Mooney & Co. have sold for the Knickerbooker Real Estate Company to James L. Taylor the southwest corner of Barrow and Washington streets, a plot with a frontage on Washington street of 75 feet and on Barrow street of 100 feet, covered by old buildings formerly occupied by the American Ice Company. The property is to be improved immediately.

WEST STREET.—D. Willis James has sold

to be improved immediately.
WEST STREET.—D. Willis James has sold through Douglas Robinson, Charles S. Brown & Co. the old buildings, on plot 50x216.8x50x212.10, at Nos. 315 and 316 West street, running through to Nos. 524 and \$26 Washington street, between Spring and Charlton streets. 100TH STREET.—Weil & Meyer have sold to a Mr. Jacobs No. 53 East 100th street, a five story double flat, on lot 33.4x100.

story double flat, on lot 33.4x100.

NINETY-NINTH STREET.—Clara and Della Max have sold to a Mrs. Wittmore No. 47 West Ninety-ninth street, a five story flat, on lot 25x100.11.

143D STREET.—Simons & Harris have bought from Mulligan & Tlernan two new six story triple flats, on plot 75x99.11, on the north side of 143d street, between Lenox and Seventh avenues.

LEXINGTON AVENUE.—David Cohen has sold Nos. 1791 and 1793 Lexington avenue, old dwellings, on plot 33x100, to Samuel Sundeband, who will arect a six story flat.

187TH STREET.—The Metropolis Securities Company has sold Nos. 249 and 251 West 137th street, four five story flats, on plot 78.x99.11.

121ST STREET.—Thomas Simpson has sold to Lazarus Jacobson No. 108 West 121st street, a three story and basement dwelling on lot 21x100.11.

on lot 21x100.11.
182D STREET.—Simons & Harris have sold
No. 546 West 132d street, a five story triple
flat. on lot 25x09.11, in the block south of
the Barney-Fleischmann tract. AVENUE C.—Samuel Barkin has sold Nos. 9 and 11 Avenue C, southwest corner of Second street, a six story tenement, on lot

AADISON STREET.—Hiram Rinaldo & Bro. have sold for Mandelbaum & Lewine No. 133 Madison street, a five story tenement,

on lot 25x160.

WASHINGTON AVENUE.—William P Mangam has sold for Charles H. Pflueger the
southwest corner of Washington avenue
and St. Paul's place, a plot 70.7 on the avenue
and 100 feet on St. Paul's place. BROWN PLACE.—John Crosby Brown has sold to Charles Laue the plot 100x120 on the west side of Brown place, 50 feet north of 138th street.

of 136th street.

BRONX.—J. Clarence Davies has sold for August Wagener a lot on the north side of 154th street, 170 feet west of Elton avenue, 25x100: for Charles Unangst, the block fronting on the north side of 152d street. between Wales and Beach avenues; for Cohen & Glauber, the plot 73x195 on the south side of 165th street, 205 feet east of Brook avenue for E. C. Bell, two lots on the north side of 16th street, 175 feet east of Willis avenue; for Frank C. Brewer, eleven lots on the north side of 16th street, between Wales and Beach avenues.

WASHINGTON AVENUE—The Mishkind-

WASHINGTON AVENUE.—The Mishkind-Feinberg Realty Company has sold the plot 100x110 on the east side of Washington avenue, 100 feet north of 173d street. PROSPECT AVENUE.—The Mishkind-Fein-berg Realty Company has bought and resold Nos. 730 and 732 Prospect avenue, a plot 50x128.

134TH STREET.—Frederick Muller has sold No. 816 East 134th street, a four story flat, WESTCHESTER AVENUE.—The Active Realty Company has bought six lots on the west side of Westchester avenue, near

TRINITY AVENUE.—James T. Barry has sold a plot 75x100 on the west side of Trinity avenue, opposite 164th street.

PROSPECT AVENUE.—The Gaines-Roberts Company has resold the plot 228x100 at the southwest corner of Prospect avenue and lead stream of the southwest corner of Prospect avenue

and 163d street, being part of the Ebling THIRD AVENUE.—Clement H. Smith has sold for Mary J. Archer a plot, 54x100, on the

west side of Third avenue, 100 feet south of 176th street, for \$17,000; also, for Mr. Simon, a vacant lot on the west side of third avenue, 144 feet south of 176th street, 25x100, for \$8,500.

Miscellaneous

William E. Jacobs has leased for George H. Pigueron the fourth and fifth loft in the new building Nos. 125 to 133 West Seven-teenth street, for a term of years to B. Lib-D. M. Bell is the buyer of No. 7 West Seventy-third street, sold recently by W. W. & T. M. Hall. Whitehouse & Porter were

recent sale of No. 54 East 131st street to Louis Lese.

The Charles F. Noyes Company, the exclusive agents for the Forty-nine Maiden Lane Building, now being erected by Samuel F. Myers, on plot 46x150, report the lease of the second floor of the building from May 1 next to Hammel, Riglander & Co. The lease is for a long term of years at \$6,500 per annum. The agents report that the store and basement, second floor, two-thirds of the fourth floor, the entire fifth floor and several smaller offices in the building have been leased. The building is expected to be completed on March 1. The same agents have also sub-leased for the Phœnix Hat Company the store No. 110 Fulton street to R. Ota; also one-half of the store No. 665 Broadway for a term of years for Richard D. Logerot to G. Levison.

Yesterday's Auotion Sales.

(At No. 161 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.)

Real Estate Transfers

DOWNTOWN.
(South of Fourteenth st.) (South of Fourierith 3t.)

[The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.]

Cottage pl. 5. w s, 25x100; Christian Schnelder to Michael Rud.

East River pler 22, old. 1214 feet of c 14. East River pler, 24, old. 1214 feet of w 14. south s s 1214 feet of bulkhead plers between 23 and 24; Charles H Wyatt, Jr, trustee, to Charles H Wyatt et al. 14 part, all title... nom EAST SIDE.

(East of Fifth av. between Fourteenth and 110th sts.)
Avenue A. 1481, w s. 26.1x100; Christian
Blersack to Nandor Klein, mige \$14.
000. 000 oc and Lexington av. 344, w s. 19.9x85; Joseph P McDonough, referee, to Annie C B Foster, 2d av. s w cor 103d st. 26.9x105; Ellen L G Keane et al to Harris Schonzelt and ano, 27,500

Kaiman Goldman and ano, mige 515,000 oc and 74th st. 232 E. 26x102.2; Ellas Kempner to Irving I Kempner and ano, mige \$5,000. 76th st. ss. 180 w 2d av. 26x102.2; Solomon M Miller to Irving I Kempner and ano, mige \$15,000 Miller to Irving I Kempner and ano, mite \$15.000.
78th st. n s. 75 w Avenue A. 25x75: Karolina Fay to Henry Erdman, mire \$7.000.
81st st. n s. 160 e Park av. 20x102.2; Sophie Rothschild to Bernhard Felfer, mire \$12.500. Rothschild to Berhard Peter, mage \$12,800 c and \$7th st, \$03 E; 24.11x100.3; Amelia Hall. 40 Frederick E Schmidt and ano, mage \$17.000... mg \$7th st, n s. 185 w Avenue A. 21.6x100.8; Henricta Froman and ano to Edward C Knauff, mage \$5.000... o c and \$8th st, 108 E. 25.5x100.8; Frederick Saekett to Benjamin Levy, mage \$18.000... o c and \$9th st, n s. 178.11 e 5th av. 51.1x100.5; Charles Donohue, ref. to Joseph Hammerschlag, mage \$218.748.50

sun st, n s. 178.11 e 5th av. 51.1x100.8: Charles Donohue, ref. to Joseph Hammerschlag, mtge 2218,748.59 set h st, a s. 122.8 w 1st av. 25.8x100.8; Margaretha Gundlach to August G Sallor, mtge \$10,000... o c and 96th st, a s. 305 e 3d av. 64x100.8; Joseph Goldfarb to Harris Cohen and ano, mtge \$27,000... o c and 103d st, s s. 130 e 3d av. 50x100.11; Isaac Hart and ano to Aaron Jacob, mtge \$35,000... o c and 103d st, s s. 130 e 3d av. 50x100.11; Isaac Hart and ano to Aaron Jacob, mtge \$35.000... o c and 104b st. 50x100... WEST SIDE.

Park av. e s. 24.11 s 128th st. 25x70; Anua S Miller to Minnie Baum, mtge \$12,300.0 c and Vermilye av. n s. 125 e Dyckman st. 220x150 x irreg: Vermillyea av. n s 150 w Academy st. 75x100x75x168; 3: Richard H L Townsend x irreg: Vermillyea av. n.s 150 w Academy st. 75x160x75x183.3: Richard H L Townsend to J A Townsend. 2 part.

5th av. 2147, e. s. 25x95: Bernard Brindze to Abraham Ettinger, mige \$20,000.

8th av. 2775, w s. 25x75: Morris Bachsbaum to Michael Bachsbaum, mige \$16,500.

10th av. n w s at s w s 211th st. runs n w 92x s w 50,6x 56,0s 55.5x n e 31.10; Manhaitan Real Estate and Building Association to Central Realty Bond and Trust Co. mige \$5,700.

10th st. n s. 204 w 5th av. 45.5x100.11x45.6x 100.11; Abraham Greenberg and ano to Mary Stayer, miges \$58,000.

10sth st. s s. 125 e 7th av. 12.6x99.11; Samuel Cohn, referee to Abram C Ghson, trustee 12d st. s. 125 e Lenox av. 25x99.11 William H Flitner to Max C Baum, mige \$14.200.

100.11 BRONX.

nom

BRONX.

(Borough of The Bronx).

Avenue B, w s. 225 s 161st at. 25x-225x-1
Henrietta Hoppeck to Michael J Garvin,
all title, q c.
Beck st, 44, e s. 25x100; Lydia H Sturtevant
to Charles C Dean, mige 38.500.
Boston rd, n e cor 168th st, runs e 181.8x n
72.8x e 12.6x n 78.8x e 18x n 58.2x w 101x s
150.10; Abraham Benedict, referee, to John
Haddle and ano.
Boston Post rd, n s. 10ts 10 and 11, map subdivision land Ann Havey; Boston Post
rd, n s. 10t 5, same map; Michael J Tierney, referee, to Leopoid Hutter.
Clav av. 1531, w s. 16.8x81.5x16.8x81.7.
Charles H Thornton and ano to Seiner
Clare av. 1531, w s. 16.8x81.5x16.8x81.7.
Charles H Thornton and ano to Seiner
Clare av. 1531, w s. 16.8x81.5x16.8x81.7.
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Charles H Thornton and ano to Seiner
Clare av. 1531, w s. 16.8x81.5x16.8x81.7.
Charles H Thornton and ano to Seiner
Clare av. 1531, w s. 16.8x81.5x16.8x81.7.
Charles H Thornton and ano to Seiner
Clare av. 1531, w s. 16.8x81.5x100; Jacob
Cohen to Hobert Trent, mige 25.500. o c and
Fax st. es. 200 n Home st. 50x100; Columban
J Keily and ano to William Handman
and ano.

Pell pl. n w s. 10ts 213-34 map Penñeld Property, 68.8x100; William F Goetohius to
Emily F Fawkner.

Southern Boulevard, 841, n s. 25.2x89.2x
irreg; John M Rider to Charles Wynne,
mige 31.500.

Toppling av. w s. 63.3 s 176th st. 20x97.8x19.10x
73.11; William C Bergen to Adolph Rosenzweig, mige 37.500.

Toppling av. w s. 63.5 s 176th st. 20x97.8x19.10x
39.9x101.4; Henry C L Peetsch and ano
to Max Rosenthal and ano. o and
Wendover av. n s. 146.11 e Webster av. 37.6x
88.5x174.2x38.8; Emil Meyer to Hattle
Seligsberger, mige 320.000. o c and
Wendover av. n s. 146.11 e Webster av. 37.6x
88.5x174.8x38.8; Emil Meyer to Hattle
Seligsberger, mig

Laconia Park; Mary A Stewart to Genesis Burkley.

147th st. 8 e. 8, 375 e Prospect av, 50x100; George C Robinson to William Tomlin.

168d st. n s. 141.1 e Tinton av, 21x52.11; Margaret McKeon to Julia Dougherty and ano, mige \$2,500.

181st st. n s. 149.7 w Hughes av, 17,2295; Marion F Gutney to Gerald C Connormite \$2,590.

Lot 189 map St Raymond Park; Hudson P Rose to Glovanni Gallo and ano. Lot 30 map Ward's Island, contains \$43-100 acres; lot 1 same map, 97-100 acre; lot 2 same map, 27-100 acres; lot 2 same map, 27-100 acres; Johanna C Blake to Adolf H Landeker, 1-8 part.

ne property; Ruth Britten to Johanna Blake, 1-6 part t 520 map Van Nest Park; Thomas F tiley to John C Pechan and wife, mtre

(Where no interest is stated read 5 per cent.)

(Where no interest is stated read 5 per cent.)

Columbia st, 102 and 104, a e cor Stanton st. Frank Hillman and ano to New York Savings Dank, per cent.

Cottage pl, 5: Michel Rude to Christian Schneider, 3 yrs.

Forsyth st, 36: Samuel Radih (formerly Koodinofsky) to Lawyers Title Insurance Co, 5 yrs. \$63,000 4,400 Koodinoisky) to Leave alley: Elizabeth A Davis to Mutual Life Insurance Com-Cruickshank and ano. trustees, 1 yr. 4 per ecent
Henry st. 89. The Chebra Chal Odom Anshi
Minsk to Ellas Epstein, prior mige \$21,000,
due Feb 24, 1908. 6 per cent.
9th st. 55 E. George Sutherland and ano
to Moritz H Rosenstein, leasehold, due
Nov 1, 1907, 6 per cent.
12th st. s s. 28e 5th av. Middleboro Realty 5,000

Co to Van Norden Trust Co, prior mage \$43,000, 1 yr, 6 per cent......

CITY REAL ESTATE. CITY REAL ESTATE.

MORTGAGE INVESTMENTS

THE OLD WAY

THE NEW WAY

legal opinion without guarantee against defects.

\$8,000,000 TO GUARANTEE A GOOD TITLE.

An appraiser's opinion on the property — SUBJECT, HOW-EVER, to mistakes of judgment, changes of value, etc.

\$4,000,000 TO GUARANTHE PRINCIPAL AND INTEREST.

LAWYERS' TITLE INS. CO., 37 Liberty St. Combined \$12,000,000 LAWYERS MORTGAGE CO., 47 Liberty St.



WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK No. 115 BROADWAY.

WANTS.

FOLSOM BROS., 885 Broadway—Want in Bronx, a residence, no matter what the condition is, with stable attached, must be below 160th st. Also, in Bronx or Manhattan, tenements or flats in trade for private house on West 102d st., equity \$10,000, owner will add \$5,000 to \$6,000 cash.

FOLSOM BROS., 835 Broadway—Offer in the Bronx, whole row, five story doubles, rents \$25,000, price \$275,000, ten houses. Also, lots and plots upper east side. Also, Washington Heights and Lenox and 8th aves. district. Also, for builders, we have a large list of Harlem plots at reasonable prices. Also, anything you want between Houston st and the bridge east of the Bowery and 3d ave. We can fill the bill, our lists of this section are complete. Also, 2d ave. near 14th st., 11,750 square feet, \$130,000, rare opportunity for a builder or speculator.

Title Guarantee and Trust Company, due — per cent.

Madison av, 1117; Rebecca F Brennan to
United States Trust Co, due, — per cent
11,500
Park av, n w cor 74th st; Marmaduke Tilden
to Sarah H Powell, 1 yr, 8 per cent
3d av, 454; Jennie R J Irving to Warren 1
Sanumis, 3s part, due Dec 7, 1904, 6 per 6 per cent.

76th st, n s, 75 w Avenue A; Henry Erdman
to Karoline Fry, Installs, 6 per cent.

86th st. 428 E; Sam Levin to William F Moore,

sotial, 425 E, Sam Levia to William F adoler, 3 yrs.

87th st., ns., 185 w Avenue A; Edward C Knauf to Henrietta Froman and ano, prior mige \$5,000, 5 yrs.

88th st., 412 E; Margaretha Worth to William Worth, due July 1, 1907, 4 per cent.

88th st., 106 E; Benjamin Levy to Frederick Sackett, due Oct 10, 1908, 6 per cent.

104th st., 220 E; Simon Abrahams to Nine teenth Ward Bank, prior mige \$4,500, installs 6 per cent.

Same property; same to John H Ives and stalls 6 per cent.
ame property; same to John H Ives and
ano exrs, due Oct 17, 1907 ano exrs, due Oct 17, 1907. 4,500

West of Fifth as, between Fourisenth and 110th sts.)

Broadway, 1430; Thomas Simpson to Excelsion Savings Bank, 5 yrs, 44 per cent. 490,000

6th av, n e cor 22d st; Madeline O'W Smith and ano to Farmers' Loan and Trust Co, 1 yr, 44 per cent. 5,000

10th av, e s, 24.8 n 31st st; Adolph Flegenheimer to William Wagner, 5 yrs, 44 per cent. 10,000 heimer to William Wagner, b yrs, 412
per cent.
10th av, 740; August Battenhausen to Franklin Savings Bank, 3 yrs, 412 per cent.
18th st, 342 W; Leonore Rosenthal to Fritz
Fedderke, installs, 6 per cent.
Same property; same to Samuel J Huggins
and ano trustees, 3 yrs.
45th st, s. s, 125 e lith av; John W Gibbons
to Union Dime Savings institution, due
Nov. 1, 1907.
Same property; same to Sarah A Tompkins. 15,000

20,000 1,000 Nov 1, 1907 Same property; same to Sarah A Tompkins, prior mige \$1,000, due Nov 1, 1905, 6 per cent. 52d st, n. s. 150 e 10th av. Isabel B Milne, widow, et al to Isabel B Milne, gdn, 1 yr. 4 per cent. 4 Redford J Mount to John A Stewart and others, trustees, due Sept 5, 1907, 412 per cent. 71st st. a s. 331.3 w Columbus av; Margaret P Dyett to Jeanle L Ford, 5 yrs, 412 per cent. 2,500 cent. 22,000
96th st, ss. 185 w Central Park West; Linda M
Allen, widow, to Helen M Banning, 3 yrs. 4,500
10ist st, ss.,100 w Central Park West; Louis
Kean to Sarah H Powell, 1 yr, 6 per cent. 110,000

HARLEM.

MARLEM.

(Manhattan island, north of 110th st.)

Convent av, w s. 27 s 130th st. Clementine
M Silverman and ano to Samuel Green,
prior migs \$14,000, i y. 6 per cent.

Same property; Benlamin Loewentritt to
Stephen H Olin, 2 yrs.

11

Same property: Benlamin Loewentritt to
Arthur W Saunders, prior mige \$11,500,
1 yr, 6 per cent.

Park av, e s. 24.11 s 128th st. Minnie Baum
to Anna S Miller, due Nov 1, 1906, 6 per
cent. 2.50 5th av. 2147; Abraham Ettinger to Bernard Brindze, prior mtge \$14,000, 5 yrs, 6 per Brindze, prior mige \$11,000, a yrs, a per cent.

12th st, s s, 162.6 w Broadway; Porterfield Construction Co to City Mige Co, 1 yr, 6 per cent.

18th st, n s, 204 w 5th av; Mary Stajer to Abraham Greenberg, 2 yrs, 6 per cent.

120th st, n s, 125 c 2d av; Morris Tunik to Louis Lese, prior mige \$85,000, due Jan 25, 1905, 6 per cent.

12d st, ss, 125 c Lenox av; William H Filtner to Edgar Logan, 3 yrs, 6 per cent.

14d st, n s, 141.8 w Lenox av; Economy Building and Realty Co to Abraham Ruth, 3 migs, 1 yr, 6 per cent, each.

BRONX. 2,300

Building and Realty Co to Aoranam Ruth.

8 mtgs. 1 yr, 6 per cent, each.

BRONX.

(Borough of The Bronx.)

Boston rd, n e cor 168th st; John Liddle and ano to State Realty & Mortgage Co. 1 yr. 6 per cent.

Same property; same to same, prior mige \$115.000, 1 yr. 6 per cent.

Clay av, 133; Selman Liss to Charles H Thornton and ano. installs, 6 per cent.

Clinton av, w s., 146 s Crotona Park South; Martin K Wendling and wife to Heary Braun and wife, due Nov 1, 1909.

Deane pl, e s, 125 s Plerce av; Robert Trent to Jacob Cohen, 1 yr.

Fox st, e s, 200 n Home st; William Handman and ano to Columban J Kelly, 3 yrs.

Prospect av, n e cor 170th st; Amelia Walther to Emigrant ind Savings Bank, 8 yrs, 445 per cent.

Washington av, n w cor 165th st; Max Rosenthal and ano to Mary E Keaber, 1 yr.

Webster av, e s, 275 s Anna pl; Henrietta Rund to Adolph Rund, prior mtge \$1,600, 314 per cent.

2d st, n s, 100 e 5th av; Genesis Burkley to Mary Stewari, 5 yrs.

8th st (av), s s, being w one-half lot 64t map Wakeheld; Peter Duncan to Archibald Himurdock, due May 1, 1905, 6 per cent.

145th st, 676 E; Theresa Tompkins to Dollar Savings Bank, 1 yr.

182d st, s s, 100 e Grand av; Helen R Roberts to New York Mortgage and Security Co, demand, 6 per cent.

1.0t \$29 map Van Nest Park; John C Feehan to Thomas F Riley, prior mige \$2,800, installs. BRONX. 500 2.250 2,250

Mechanics' Liens.

Mechanics Leans.

107th st. 203 W: George H. Haynor and ano vs B S Sherwood Dunn.

Broadway, 240. Lawrence L. Strauss vs American Witch is age Co. Valente and 107th st. 228-38 E; vincenzo Valente and ano vs Morris Fine.

120th st. 48-50 W: John A. Philbrick and ano vs Estate of Joseph J Schreiner.

129th st. 48 W: same to same.

Beindt.
Same property: Antonio Como vs same
Same property: Vincenzo Cerqua vs same
Same property: Antonio Perotta vs same
Same property: Antonio Perotta vs same
Clinton st, 162: Samuel Landesberg vs Chevra
Tilem Anche Wiscover
Tilem Anche Wiscover
183d st, 129 E: Max J Conradi and ano
vs William J Singer.
Union av, a w cor 168th st, 41x91:10; Frank
Del Balso vs Annie C Levitt.

Lis Pendens.

Kingsbridge rd. e.s. 58.4 s from n s of a stone monument marked L. situate near the Poe cottage, 85.486.11x irreg. Bronx: Diederich Beckermann and ano vs Fannie Chambers (warrant of attachment; attys. Rabe & K. 1941h st. s e cor 8th av. 425.09.11; Broadway Reliance Realty Co vs William T De Forest and ano (specific performance); attys. Stern. S & R. 146th st. s s, 340 w Brook av. 85x100x irreg; Samuel

Guaranteed Mortgages

Bond & Mortgage Guarantee Co. THE MOST DESIRABLE INVESTMENT

BEFORE THE PUBLIC TO-DAY. Gov. Bonds yield 11/2% to 21/2% City " 3% " 3½% Guar.Mtges." 4% " 4½%

Amount of Mortgages guaranteed by this Company sold to investors more than \$140,000,000.

Bond & Mortgage Guarantee Co.

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KINGSTON REALTY CO., Kastern Parkway & Kingston Ave

\$6.750—New departure one family houses, two story and extension, stone fronts; entirely new ideas; only few left; \$0 built in last six months; ele-gant neighborhood; cannot positively be dupli-cated for same money. St. John's pl., nets Bed-lerd av. OTTO SINGER, Builder.

ON BEAUTIFUL EASTERN PARKWAY etween Brooklyn and Kingston avs., two-family louses: location and buildings unsurpassed. THOS. H. FRASER, Owner and Builder. BEAUTIFUL FLATBUSH LOTS. \$250. Any terms; near park and cars; positively half value. EXECUTIVE, 848 Flatbush av., Brooklyn. \$4,700—HALSEY ST., NEAR BUSHWICK AV.— 2-story and basement two-family; 15 rooms and two baths; 3 sets improvements; casy terms; 202562 100. ROBERT JOHNSON, 44 REID AV.

57,809—Iwo family houses, stone fronts, two story and bosement; most complete for price in Greater City of New York. Sterling pt., near Beaford av. OTTO SINGER, Builder. NEW TWO-FAMILY STONE HOUSE, 351 4th st.; \$8,500; cheapest on Park Slope; convenient to 5th av. "L" cars; open afternoons. JOHN M. HAL-STEAD, 222 Nevins st., Brooklyn.

A DESIRABLE MODERN RESIDENCE, one TWO THREE STORY BASEMENT HOUSES on deeker av., \$9,000; easy terms. CLARK, 461 Meeker av., \$9,000; c Graham av., Brooklyn.

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BOROUGH OF BROOKLYN. NOW OPEN AND READY FOR CCCUPANCY. Brooklyn's finest and newest housekeeping. Apartments in exclusive St. Mark's section, where Elitedom reigns, 8 light, large airy rooms, conveniently arranged, butier's pantry, tiled bathrooms, extra servant's bath and toilet, steam heated, bot water, a gas and coal range in kitchen, gas and electric lights, exquisite decorations, elegant hardwood floors. Renial \$720.00 to \$900.000 per annum. Leases are now being mane from October ist, 1904. Apply on premises, Park Place and Nostrand Ave. Brooklyn.

ALGONOUIN AND IROQUOIS. Frospect Fark West, corner of 8th St. The most modern apartment houses in Brooklyn, everlooking Prospect Park and New York Bay; containing 7 and 8 rooms, electric lights, telephone service, steam heated, tiled kitchen and bath, hardwood trim, all-night elevator service; rent, 456 up. SUPERINTENDENT on premises. take Smith st. or Vanderbill av. cars.

Grodinsky vs John P Cohalan and ano (to de clare deed vold, &c.); attys, Krakower & P. Foreclosure Suits.

2d av, 2407; Michael F O'Neill vs Mischel Neuman et al; Atty, H Mack. Plans Filed for New Buildings. BOROUGH OF MANHATTAN.

46th st, n s, 205 e 6th av; twelve story hotel; Langham Realty Co, 21 Park row, owner; Buchman & Pox, 11 E 59th st, archi-tects; cost... BOROUGH OF THE BRONX.

Crotona Park E. e s. 88 n Prospect av; three story dwelling: Frederick Koppelmann, 1431 Franklin av, owner; Moore & Landsledel, 3d av and 148th st, architects;

siedei, 3d av and 148th st, architects; cost.

168th st, n s. 191 e Boston road; three six story flats; Villamue & Carlson, 1123 Broadway, owners; Neville & Bagge, 217 W 125th at, architects; cost.

10 cost av e s. 110 n 207th st; two story dwelling; S Josciofi, Webster av and 201st st, owner; C S Clark, 709 Tremont av, architect; cost.

Westchester Docks road, s s. 200 e Main st; two story dwelling and shop; Michael J Cavanagh, Washington av, Unlonport, owner; B B Ebeling, West Farms road, architect; cost.

Boston road, e s. 109 n Union av; two five story flats; Sauer, Gross & Harbener, 45 W 95th st, owners; Neville & Bagge, architects; cost.

Adams st, w s. 270 s Columbus av; one story shop and shed; Clyde F. Homes, 530 Tremont av, owner and architect; cost. 115,000 5.000 8,000 60,000

Plans Filed for Alterations. (Items under \$5,000 omitted.)

Broadway, 369; five story lofts and store Phæbe Hart, Forest Hill, N J. owner Schwartz & Gross, 35 W 21st st. architects Cost
Columbus av and 67th st, and Fark av and
94th st; fire escapes and additional exits
for two armories; city of New York,
owner; Walter E Parfit & Bro, 25 Court
st, Brooklyn, architects; cost

B. R. T. Anticipates Railroad Commission. The Brooklyn Rapid Transit Company has added six trains to its schedule on the Fulton street lines during the last two days, forestalling the order of the State Railroad Commission by twenty-four hours. Officers of the company said yeshours. Officers of the company said yesterday that the new schedule was working well and seemed to be giving entire satisfaction. They say that the express service is also working to the satisfaction of all. A new equipment is to be put on the cars of the Brighton Beach division within a few days, which is expected to do away with any existing annoyances.

AN INVESTOR'S CATECHISM.

CITY REAL ESTATE.

Q.—Does any other company issue an up-publified guarantee? A.—No. Other companies except "any de-preciation in the mortgage security caused by fire, explosion, riot, war, tornado, earth-quake, defect in title, or prior incumbrance."

Q.-In addition to giving the strongest ology issued, what else does the Lawyers Mortgage Company do? A.—It remits the interest twice a year, (whether collected promptly or not.) attends to the payment of taxes and assessments, maintenance of fire hasurance and physical condition of the buildings.

Q .- What is its charge for these services? Q.—What is its charge for these services?

A.—A uniform deduction of ½ per cent.

from the interest rate of the mortgage, the investors receiving a net return of 4 or 4½ per cent. So small a charge could not be made unless the mortgages were handled on a large scale, the clerical work alone costing an individual more than this sum, in addition to which there is the absolute guarantes of principal and interest.

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47 Liberty Street, 12 Court Street, BROOKLYN. NEW YORK.

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Edgecombe Avenue and 137th St., 3-story and Base-ment, Modern Dwelling

Broome Street, two 7-story store and Loft Buildings

Pearl and Elm Streets, 6story Loft Building.

FOR PARTICULARS APPLY TO EDWARD I. DEVLIN, Hanover Bank Building, 5 Nassau St.

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51 Liberty St., offer For Rent STORES, BASEMENTS and FLOOR SPACE in the Glackner Building,

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Just completed. FIREPROOF. All modern con-EXCEPTIONALLY GOOD LIGHT.

Maritime Exchange Building, 78-80 Broad Street.
Offices single or en suite and
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Contains no tar. Will not melt or blister. Preserves the metal. We apply it if desired. Sample cans at this office. 26c. Address Contracting Dept. 100 William Street. New York.

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BETTER THAN BANKS ONLY HALF HOUR FROM HERALD

The prettiest, healthlest, highest and nearest shore front property in New York City, on a broad elevation fronti Beautiful Flushing Bay Lots \$575 upward, on easy monthiy payments. THE MILLIONS now being spent for tunnels and bridges will make enormous profits for buyers at the present ridiculously low prices. HING LIKE THIS EVER OFFERED

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BANKERS LAND & MORTGAGE CORP. 887 MANHATTAN AVE., EROOKLYN. To reach East Elmburst, L. I., from New York, take 34th or 92d st. ferry, take trolley marked Flushing via Jackson av., ride 20 minutes to De Witt st., walk two blocks to Astoria and Flushing Road. BROOKLYN MANOR

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MODEL COTTAGES,

To Order or Ready Hullt,

For one or two families.

SEVERAL NOW READY. HAVEN AVE., Near Jamaica Ave., Borough of Queens.
Telephone 236 Richmond Hill. WOODHAVEN AVE.,

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EQUITABLE REALTY COMPANY. Bronx Barzains in Districts that are moving. JEROME AVENUE, near 182d Street, two lots less than \$10,000. less than \$10,000. CORNER GRAND AVENUE, near 183d Street, A lots, 46,000.
AQUEDUCT AVENUE CORNER, near 182d Street, over four lots, \$5,000.
140 WEST 42ND STREET.

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FOR RENT **New American Basement Dwellings**

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hese in construction equipment, appoint ments, and detail. he careful attention to details of construction iven only to the highest class houses built Booklet sent on application.

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Size 25x85x102.2. FIVE STORIES IN HEIGHT. CARETAKER AT NO. 36 WEST 74TH ST.

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One Apartment first floor for 5000.

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THE HILLCREST,
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12. 14. 16 East Sist St. HOTELS AND RESTAURANTS. 1—ELEGANTLY FURNISHED APARTMENTS, private bath, meals, \$17 weekly; for two, \$25 weekly. VAN RENSSELAER 19 East 11th, near 5th av.

ST. GEORGE, Brooklyn Heights—Family hotel; 12 minutes from City Hall, New York. Write for Booklet. APARTMENTS TO LET-FURNISHED. FROM BATTERY TO 14TH ST., INCLU-

SIVE. 1—ELEGANTLY FURNISHED APARTMENTS. private bath, meals, \$17 weekly; for two, \$25 weekly. VAN RENSSELAER, 19 East 11th, near 5th av. REAL ESTATE-OUT OF THE CITY. LONG ISLAND-SALE OR RENT. THE ROCKAWAY PARK IMPROVEMENT CO.-ots and sites for sale. 192 B'way, city.

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FARM, 137 ACRES, \$1,800. WRITE FOR DE-scription. G. H. WEST, Baliston Spa., N. Y. COUNTRY REAL ESTATE-SALE OR RENT.

CRESTWOOD. HALF AN HOUR OUT ON HARLEM ROAD.
THE REAL ESTATE HIT OF 1904.
20 PER CENT. ADVANCE,
which will take effect next spring; make your selection of a home site now. For cash or on easy
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Telephone 2082—38th St. 12 East 42d St. \$685 BUYS 6-ROOM COTTAGE 4 miles from New York; two railroads and trolleys; \$100 down, bal-ance \$7 monthly. Call JEWELER, \$58 Hudson st., corner lith; also evenings.

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THE PIANOTIST PIANO.

The Oldest, Simplest and Best Self-Playing Plano. Poot Treadle or Electricity. Recitals daily. WAREROOMS, 123 Fifth av., near 10th st. \$110 THIS WEEK BARGAINS. Slightly Used Uprights. BIDDLE'S, 6 West BIDDLE'S, 125th St.

RELIABLE CONNOR PIANOS for sale or rent; asy terms. Catalogue free. 4 East 42d. PAWNBROKERS' SALES.

L. L. FIRUSKI, Auct., 70 Bowery, sells 10 A. M. Oct. 27—S. Goodstein & Son. Jewelry. Oct. 28—By W.m. Simpson & Co., 15t, formerly 18t, Bowery, clothing, etc., pledged prior Oct. 1, 1903. Oct. 31—By M. & L. Harlam, 157 E 123th st.; dlamonds, watches, jewelry and all pledges prior Oct. 21, 1903, and all older dates field over.
Oct. 31—By A. Lawrence, 252 1st av.; G. Mintz. 1300 2d av.; clothing, etc., pledged rrior Oct. 21, 1903, Nov. 1—By C. Lang & Co., 688 6th av.; diamonds, watches, jewelry and all pledges prior Oct. 21, 1903. This sale will include very fine emerald ring, fur garments, neckpleres, guns, rifes, etc. Nov. 1—By S. Mayer, Jersey City; clothing. Nov. 2—By M. Bruckhelmer, 18t East 108th st.; M. & E. Bruckhelmer, 2108 3d av.; dlamonds, watches, jewelry and all pledges prior Oct. 23, 1903, and all older dates held over.
Nov. 3—By W.m. Stippson, 91 Park row. Diamonds, watches, jewelry and all pledges prior to Sept. 3, 1903, and all unmbers to 4321 of 1903 and all goods reserved from previous seles.
Nov. 3—By G. Weaver, 40 9th av. Clothing, &c., pledged prior Oct. 24, 1903.
CENTRAL AUCTION CO.—M. Sheehan, Auc-

&c., pledged prior Oct. 24, 1908.

CENTRAL AUCTION CO.—M. Sheehan, Auctioneer, 182 and 154 Canal St.
Oct. 27—By S. Ledentenirit, 557 2d av.; clothing to Oct. 20, 1903.
Oct. 27—By J. Simpson & Co., 225 Park row; diamonds, jewelry, &c., Nos. 2990) 10 29000, pledged to Aug. 1, 1903, and all goods held over.
Oct. 25—By John Simpson, 164, formerly 175, Bowerry; clothing, etc., pledged to No. 28901, Sept. 15, 1908.
Oct. 31—By H. Goody; clothing.
Nov. 1—By Fillin: clothing.
Nov. 1—By J. Simpson & Co., 225 Park row; diamonds, jewelry, etc., Nos. 1 to 32000, pledged to Sept. 1, 1908, and goods held over.
Nov. 2—By R. Simpson & Co., 148 West 42d st.; diamonds, jewelry, etc., all pledges Nos. 14000 to 16000 to Sept. 1, 1903, and goods held over.
Nov. 2—By H. Freel, 29 New Chambers st.; clothing to Sept. 25, 1903.
Nov. 3—By A. Schlang, 1856 3d av., clothing to Oct. 25, 1903.

Oct. 25, 1908.

JOS. NHONGOOD & SONS, Angurs, 94 Bawery.
Oct. 27—Men's and women's clothing, etc., pedged to Oct. 29, 1978. B. Pox, 72 8th av.
Oct. 28—Jewelry, etc. No. 55100 to 67400, piedged to Oct. 10, 1903, and all piedges held over, J. J. Aaron & Son, 191 Grand st.
Oct. 28—Clothing, L. Bruckhelmer & Co., 798
2d avenue: D. Bruckhelmer & Co., 2235 3d av.
Oct. 31—Jewelry, Sig. Freund, 2722 3d av.
Oct. 31—Jewelry, Sig. Freund, 2722 3d av.
Oct. 31—Jewelry, Sig. Freund, 2722 3d av.
Nov. 1—Jewelry, etc. D. Cohn, Hoboken, N. J.
Nov. 1—Men's and women's clothing, etc., pledged
to Oct. 24, 1903. L. C. Newberger, 78; 6th av.
Nov. 2—Jewelry, etc. D. Cohn, Hoboken, N. J.
Nov. 1—Men's and women's clothing. etc. A.
Friedman, 244 East Houston st.
Nov. 2—Clothing. J. Nemser, Jersey City.
Nov. 2—Jewelry, etc. pledged to Oct. 25, 1903.
B. & S. Aulses, 279 Stanton st. ELI SOBEL Auctioneer, 98 Bowery, seits 10 A. M. all goods pledged to Oct. 29, 1903.
Oct. 27—Clothing and jewelry. S. Gross, 445 10th av., and I. Welsenberger, 1531 2d av. Oct. 28.—Clothing. Wm. Freeder, 192 E. Houston st. 31—Clothing, dresses, shoes, etc. Ben. ton st.
Oct. 31—Clothing, dresses, shoes, etc. Ben
Prager, 654 9th av.
Nov. 1—Clothing, Isaac Dreyer, 353 8th av.,
and P. Kaskel, 311 7th av.
Nov. 2—Jewelry, watches, diamonds. Bronx
Loan Office, R. Cohen, Prop., 2794 3d av.

MILLINERY AND DRESSMAKING. DRESSMAKING AND MILLINERY thoroughly taught. Patterns cut to order. McDOWELL SCHOOL 210 6th av.

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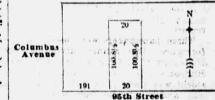
NEW YORI SUPREME COURT, County of New York—John lewart, Charles H. Marshall and Join Crosby . In as trustees of the Liverpool and London and obe insurance Company in New York, plaintiffs, as limst Unique Bachelor Apartment Company and others, defendants.

In pursuance of a judgment of foreclosure and saie duly made and entered in the above entitled action, bearing date the 4th day of October, 1901. I, the undersigned, the referre in said judgment named, will sell at public auction, at the New York Real Estate Salesroom, number 161 Broadway, in the Borough of Manhattan, in the City and County of New York on the 4th day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon on that day of Novenber, 1964, at 12 o'clock noon of the think of the Novenber, 1964, at 12 o'clock noon of the think of the Premises directed by said Judgment to be sold, and therein dearlibed as follows:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon executed, situate, lying and being in the Twelfith Ward in the Borough of Manhattan, in the City of New York, in Section 4, in Block 1990 on the Land Man thereof, bounded and described as follows: BEGINNING at a point on the northerly side of Ninety-afth Street, distant one hundred and ninety-one (191) feet easterly from the portherasterly corner of Ninety-afth Street, distant one hundred and ninety-one (191) feet easterly from the portherasterly corner of Ninety-afth Street and Columbus Avenue, running thence northwardly on a fine parallel with Columbus Avenue, and part of the way through a party wall, one hundred (100) feet eight and one-half (842) inches to the centre line, twenty (20) feet; thence southwardly and again parallel with Columbus Avenue, and part of the way through another party wall, one hundred (100) feet

th Street.
Dated, New York, October 11th, 1904.
FRANKLYN PADDOCK.
Referee.

PHILBIN, BEEKMAN & MENKEN.
Attorneys for plaintiffs.
Nos. 52-54 William Street.
Borough of Manhattan.
City of New York.
The following is a diagram of the property to be sold as described above, the street number being 63 West Ninety-fifth Street:



The approximate amount of the lien or charge, to satisfy which the above described property is to be sold, is \$20,233.68, with interest thereon from the 28th day of September, 1904, together with costs and allowance amounting to \$343.28, with interest thereon from the 4th day of October, 1904, together with the expenses of the sale. The approximate amount of taxes, assessments or other liens which are to be allowed to the purchaser out of the purchaser money, or paid by the referee, is \$602.27, with interest and penalities.

Dated, New York, October 11th, 1904.

FRANKLYN PADDOCK, Referee.

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No Servant Objects to Using HUSTLER" ASH SIFTER No dust or dirt Galvan ized

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SAFES New and second hand, of all kinds and makes; safes bought exchanged and repaired. YORK SAFE & LOCK CO., formerly J. M. Mossman, 72 Maiden Lane. Tel. 1425 John. Billiard and Péel tables, solidly made; high grade goods. Light-ning, accurate, durable cushions. Decker, est. 1880, 105 East 9th st.

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PEWRITERS of months' rent applied on purchase. General Type Ex. 243 B'way, 2d floor.

LEGAL NOTICES. The First National Bank of Lynn, located at Lynn, in the State of Massachusetts, is closing its affairs. All note holders and other creditors of the association are therefore hereby notified to present the notes and other claims for payment. Dated, Lynn, Mass., August 50, 1904.

MICAJAH P. CLOUGH, Pres't.

PROFESSIONAL SITUATIONS WANTED -MALE.

A NO. 1 BATH MAN wants position in No. 1 bath-house; the best of references given. W. H. PAULKNER, 46 Hawley st., Blaghamton, N. Y. HELP WANTED-MALE.

CAPABLE MEN WANTED TO FILL Executive, Clerical, Technical and Salesmen positions paying \$1,000 to \$5,000; call or write. HAFGCODS (Inc., suite 508, 909 Broadway, N. Y. WANTED - Wood engravers; steady work at the year round; highest wages. Send proofs at once to HAWTIN ENGRAVING COMPANY, 147 5th av., Chicago, Illinois. SITUATIONS WANTED-FEMALE.

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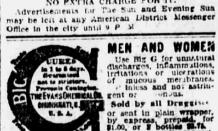
BY VIRTUE OF A CHATTEL MORTGAGE, I sell to day, at 9 a. M., at 806 Columbus Ave, Manhattan, a lot of stationery, cigars and fixtures. LOUIS J. PRANK, Attorney. COHEN & BYRENS, Auctioneers, sell daily, oon, evenings, 173 Bowery, Japanese goods,

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